

6.0 Marietta Historic Preservation Commission

The Georgia Historic Preservation Act of 1980 provides the enabling legislation for cities and counties to enact ordinances creating historic preservation commissions and designating historic structures and districts. Alteration, new construction, and demolition of designated properties may be regulated by local government. More than eighty Georgia communities have taken advantage of this act, including the City of Marietta. In 2005, Marietta's City Council passed a Historic Preservation Ordinance to protect and enhance the historical and aesthetic appeal of the city. The ordinance provides for "the protection, enhancement, perpetuation, and use of places, districts, sites, buildings, structures, and works of art having special historic, architectural, cultural, or aesthetic interest or value, and to provide reasonable flexibility for property owners to improve and maintain their properties below certain thresholds, and for special circumstances." The ordinance created the Marietta Historic Preservation Commission, allowed for the designation of historic properties and districts, and outlined the process for obtaining design approval for designated properties based on design guidelines.

6.1.1 Intent of Guidelines and How They Will Be Used

Design guidelines are developed to identify the character of historic neighborhoods and encourage rehabilitation, additions and new construction that are compatible with existing historic structures. Design guidelines should be used by property owners, occupants, developers, architects and the Marietta Historic Preservation Commission when considering any construction projects within the Church-Cherokee Streets Historic District. (All other applicable zoning regulations should also be reviewed before the formal design process begins.) The guidelines will outline recommendations for design projects and will highlight pitfalls to avoid. Ultimately, guidelines should make the task of planning a rehabilitation, addition or new construction project easier. By consulting the guidelines first, designers will ensure compliance with the goals of the Marietta Historic Preservation Commission. This should make costly design revisions unnecessary and will ensure timely approval of an application for a Certificate of Appropriateness.

Design Guidelines DO:

- Protect the historic character and integrity of a district
- Protect the rights and investments of property owners and residents in historic districts
- Ensure that changes to existing structures do not destroy the historic fabric of a building
- Ensure that additions and new construction are visual assets to the neighborhood
- Assist designers in making decisions that are sensitive to historic structures in a district
- Increase public awareness of the community's historic assets
- Ensure that future generations will enjoy the benefits of cohesive neighborhoods that respect their architectural heritage

Design Guidelines DO NOT:

- Prevent property owners from making changes to their property
- Prevent changes in use of the property
- Prevent growth and development in historic districts
- Prevent creative design solutions to construction projects in historic districts

Good!

6.2 Obtaining a Certificate of Appropriateness

A Certificate of Appropriateness is necessary for any of the following activities within a local historic district:

- The demolition of any historic structure
- Any new construction of a principal building or accessory building or structure
- Additions or changes to existing fences, steps, sidewalks, streets and paving, or construction of a new fence, steps, sidewalks, streets and paving, subject to view from a public street or walk
- Material change in appearance of the exterior of existing buildings by addition, reconstruction, alteration, or rehabilitation, subject to view from a public street or walk
- The painting of exterior unpainted surfaces subject to view from a public street or walk

Key Definition

A Certificate of Appropriateness is NOT necessary for the following activities:

- Interior alterations
- A change in the use of the structure
- The painting of existing surfaces where the surface was previously painted
- A change in color to a previously painted surface
- New roofs or caps on roofs which are not visible from public rights-of-way and which do not change the character of the roof
- Roof repair or replacement where the color is the same as the roof it replaced or grey or black or white
- The replacement of HVAC where such replacement is in the same location and of the same scale (or slightly larger to accommodate more energy efficient equipment) as that of the original equipment. Excluded from the exception in this paragraph are window units
- The replacement of gutters where the replacement is in the same location and of the same scale as that of the original equipment
- The replacement of awnings where the replacement is in the same location and of the same scale as that of the original equipment
- The replacement of historic windows (nonhistoric windows would be exempt) with like kind
- Any activity that does not require a building or demolition permit.

Added

*If the applicant is uncertain about whether a project requires a Certificate of Appropriateness, an application should be submitted to staff for review. Please contact the City of Marietta Division of Planning and Zoning for further information: City of Marietta, Development Services Department. P.O. Box 609, Marietta, Georgia, 30061-0609. Phone: 770-794-5669. Fax: 770-794-5655. Website: <http://www.mariettaga.gov/>.

8.0 Design Guidelines for Rehabilitation of Existing Structures

Neighborhood Character

Character refers to those visual and physical features that constitute the appearance of a historic building. Character-defining features include the overall form of the structure, its construction materials and craftsmanship, and its decorative detailing and ornamentation. The rhythm and shape of window and door openings also contribute to the overall character of a structure. The structure's setting, including its orientation and setback from the street, the spacing between it and adjacent structures and landscaping details such as fencing, planting and entrance walks are also character-defining features. Often climate, construction technology, local traditions, and economic factors led to the construction of neighborhoods with buildings of similar character. This similarity in historic neighborhoods often creates rhythm and harmony along the street and adds to the overall aesthetic appeal of the area.

Existing Structures

Appropriate rehabilitation of historic structures, including historic outbuildings and garages, protects the historic character of the structure while also updating it for current purposes. These design guidelines are intended as a tool for property owners, architects, and contractors as they apply for a Certificate of Appropriateness and go through the rehabilitation process. They are also intended to assist the Marietta Historic Preservation Commission as it makes important decisions regarding the impact of rehabilitation on the overall character of a district.

Principles for the Rehabilitation of Historic Structures

The Secretary of the Interior's Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67-see Appendix 13.5) are the foundation for these design guidelines. The Standards establish several key principles:

- The best use for historic structures is their originally intended use.
- Historic materials and architectural elements should be repaired instead of replaced when possible.
- When replacement of deteriorated material is required, replacement should be "in kind" (replace wood with wood, stone with stone and so on), and should affect as little historic material as possible.
- Historic additions represent a physical record of the evolution of a structure and should be respected as valuable in their own right.
- Be aware that land-disturbing activities in historic places can expose archaeological deposits that potentially provide valuable information about the history of a place.
- Do not speculate about, or attempt to duplicate, historical elements for which there is no record.
- Always use the most gentle and effective means to clean historic materials (never sandblast historic masonry).

Why not consider certain weathering options?

Design Guidelines for Rehabilitation of Existing Structures: Design Elements

Church-Cherokee Streets Historic District

- Design elements in the Church-Cherokee Streets Historic District are varied in terms of their placement and materials.
- Decorative wall cladding, such as shingles, and elaborate door and window surrounds are common in the district.
- Architectural components were often made decorative in some manner. This was particularly common on the Queen Anne Style houses that dominate the district.



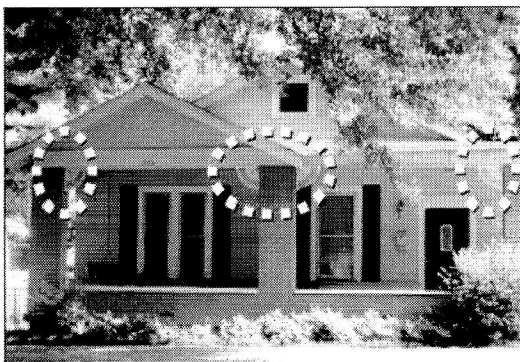
Recommended:

- Design elements that are in sound condition should not be removed or altered.
- The original character of any design element should be preserved and maintained.
- Style, scale, and materials should be replicated if replacement is necessary.
- Piece in repaired sections rather than replacing a whole element.
- The replication of historic design elements when restoration or repair is not feasible.
- Physical or pictorial evidence can be used to replace the design element in kind.
- If possible, any repair or restoration work on an architectural detail should be done without removing the detail itself.
- Protective measures should be taken on existing, original architectural elements to ensure their survival.

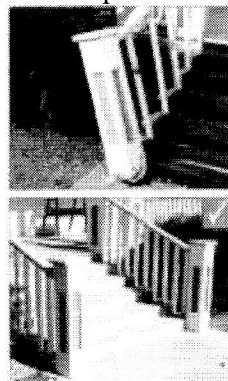
Not Recommended:

- The addition of design elements that were not part of the original structure.
- The addition of extraneous ornamentation to a building.
- The removal of damaged features that can be repaired.

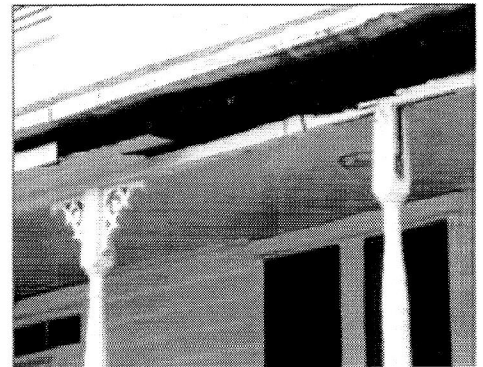
unless common for the architectural style of the house.



Adding pieces of ornamentation to a building gives a false sense of history.



Repair rather than replace historic design elements.



Replace missing decorative elements in kind.

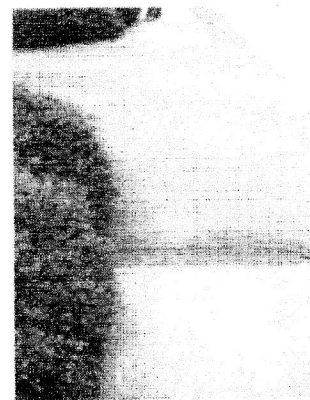
Design Guidelines for Rehabilitation of Existing Structures: Driveways

Recommended:

- Retain and maintain the historic configuration, paving materials and placement of existing driveways and alleys whenever possible.
- New driveways should be compatible with existing driveways in spacing, width and configuration. They should be introduced in locations where there is minimum alteration necessary to historic site features, such as landscaping, walkways, and retaining walls.
- Designs should be discreet and conservative in the amount of open space converted to paving for driveways.
- Landscaping should be integrated with the driveway surface area to minimize the visual impact and to buffer/shield the view of parked vehicles from the street.
- All new parking areas should be screened from adjoining properties with appropriate fencing or shrubbery. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.
- Wherever possible, maintaining the original location, materials, design and width of a driveway so that it is compatible with the overall character of the property, the streetscape and the district is recommended.

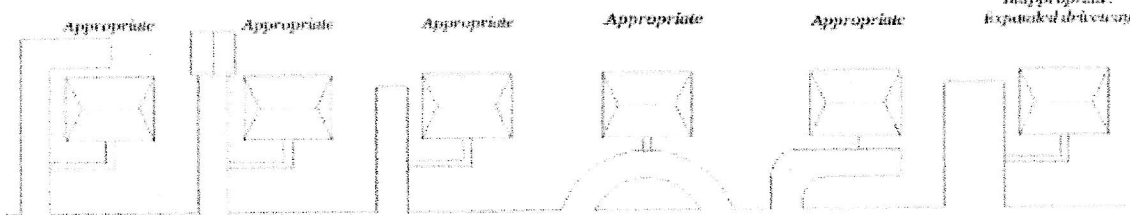
Not Recommended:

- Curbs and sidewalks should not be damaged or interrupted by the installation or repair of driveways.
- The view of the primary façade from the public right-of-way should not be dominated by parked vehicles.
- New driveways or parking areas should not directly abut the principal structure.
- Existing driveways should not be enlarged and existing trees should not be removed to expand driveways; front yards and entry walkways should not be converted to driveways.
- Abandoned or inoperable vehicles should not be stored in front yards.



Inappropriate material / application

All Necessary in guidelines?



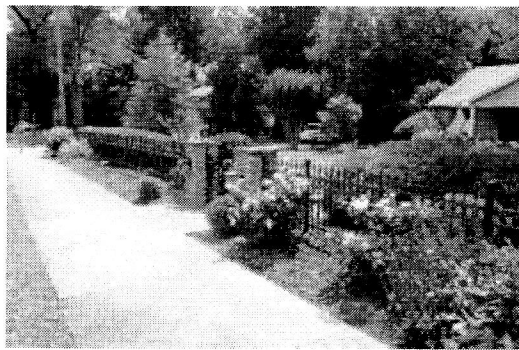
Design Guidelines for Rehabilitation of Existing Structures:

8.6 Fencing

Fencing consists of materials that create a sense of whimsy and charm that complements the architecture of the Church-Cherokee Streets Historic District. Fences historically served as an aesthetic element defining boundaries as well as the functional purpose of controlling animals. Significant features such as location, height, materials, and design of historic fences should be preserved and carefully maintained. Additional requirements and regulations on fencing can be found in the Marietta City Municipal Code section 710.04.

Church-Cherokee Streets Historic District

- Functional fences serve as privacy barriers that enclose backyards.
- The few fences found in front yards are consistent with architectural styles, are not higher than three feet, and do not detract from the visibility of the houses.
- Common historical fences in the Church-Cherokee Streets Historic District include wrought iron and wood picket fences



Typical fences in the Church-Cherokee Streets Historic District

SEE CITY OF MARIETTA ORDINANCE (§710.04) REGARDING FENCES

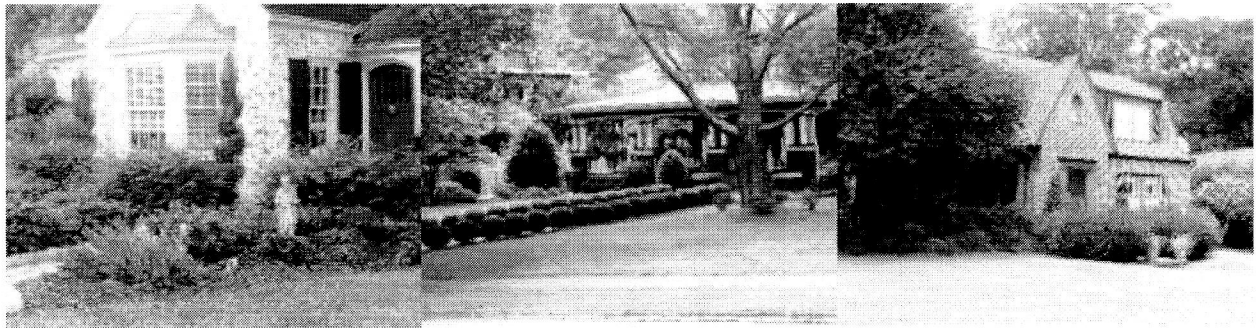
Design Guidelines for Rehabilitation of Existing Structures:

8.8 Ornamental Plantings

Ornamental plantings serve to highlight features of the historic character of the neighborhood and complement the house. Green spaces were recreational and were weekend places of leisure for people to enjoy their family, friends and surroundings. Landscaping by nature is a constantly changing element of historic properties. Though plant materials are temporary, planting type and layout can be preserved and maintained. For more information on historic gardens, see Landscapes and Gardens for Historic Buildings, by Rudy & Joy Favretti.

Church-Cherokee Streets Historic District

- Ornamental trees such as Japanese maple, dogwoods and cherry trees are typical.
- Established old trees such as oaks, elms, magnolias and pines are typical.
- Hedge and hearty bushes such as boxwoods, holly and azaleas are common.
- Various annual and perennial flowering plants are common.
- Plantings that serve to cover foundations are typical.



Typical Ornamental Planting in Church-Cherokee Streets Historic District

OK

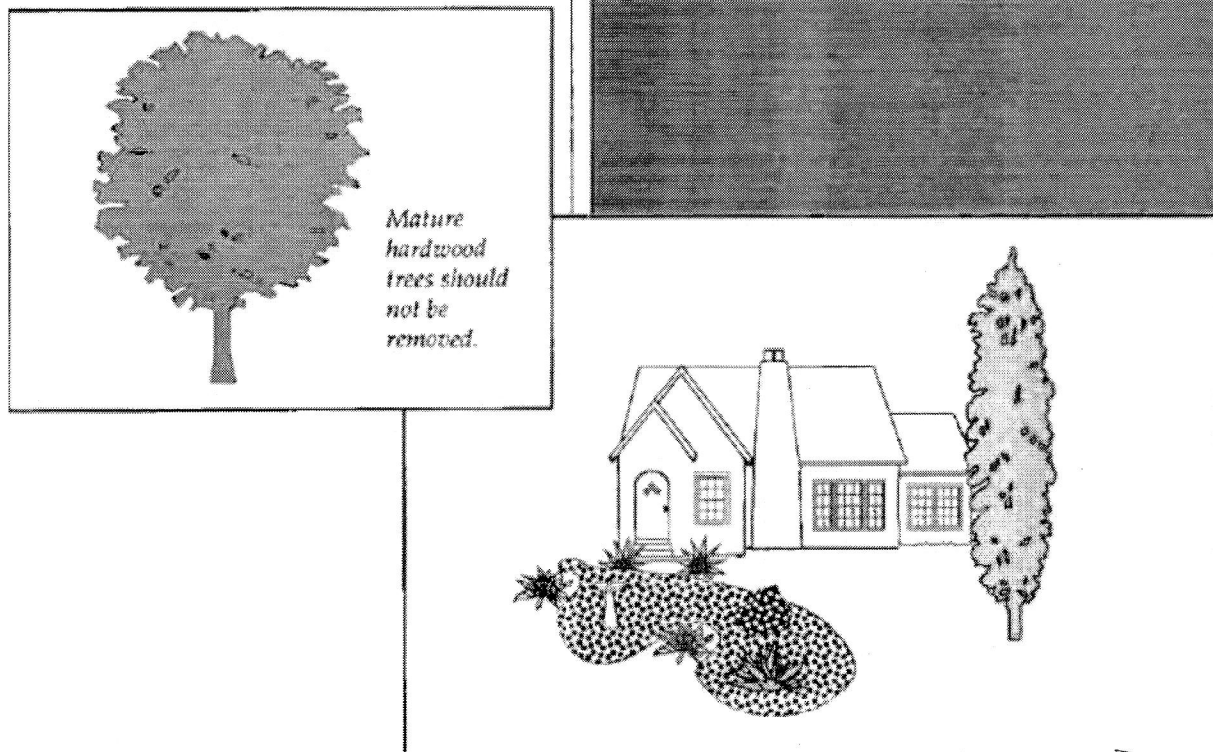
Design Guidelines for Rehabilitation of Existing Structures: Ornamental Plantings

Recommended:

- Retain existing trees and plants whenever possible.
- Maintain and preserve existing species of trees, shrubs and historic landscape materials as well as their historic spacing and placement.
- Replace diseased or dead plants and trees with appropriate species.
- Install new landscaping that is compatible with the existing neighborhood.
- Locate plants and plant beds in traditional areas of the yard, such as along walks, fences, foundations and porch edges.
- A variety of vegetation, including:
 - Oak trees
 - Weeping Willow
 - Pines
 - Boxwoods
 - Dogwoods
 - Rose bushes
 - Magnolias

Not Recommended:

- Plants that disrupt the character of the block face.
- Obscuring the view of the primary façade of the house by plantings or other landscape elements.



Delete?
Page

Design Guidelines for Rehabilitation of Existing Structures:

8.9 Outdoor Lighting

Historically, exterior lighting consisted of porch or lamp lights that were originally simple incandescent lamps. Exterior lighting should be a secondary element that does not overwhelm the architecture and the landscape of the neighborhood. Building illumination should accentuate design features and promote security in an attractive and understated manner. Many houses in the Church-Cherokee Historic District have continued the traditional look of the simple lamps which helps maintain the historic integrity of the community. Outdoor lighting fixtures should be simple in scale and blend with the architectural style of the building. The amount of light should accentuate the architecture without being overpowering and without casting a glare on other houses and cars.

Recommended:

- Lighting should accentuate architectural features.
- Simple fixtures should be used that blend with the architecture.
- Light fixtures or lamp posts that are historic to buildings should be preserved.
- Replace historic light fixtures with replica fixtures.

Design Guidelines for Rehabilitation of Existing Structures: Porches

Recommended:

- ✓ Porches and steps that are part of a building's evolution, and that have achieved historical significance should be maintained and preserved.
- When rehabilitation of historic porches, stoops and their elements becomes necessary due to damage and deterioration, every effort should be made to preserve viable materials and original elements with repair versus completely replacing the entire porch and its elements.
- Materials used to repair or replace historically significant porches, stoops, and their design elements – steps, floor, ceiling, roof, balusters, structural posts and all ornamentation – should closely match the original detail, materials and fabric (design, texture, composition, profile and proportions) and blend with the original style and character of the house.
- Replace an entire porch only if it is too deteriorated to repair or is completely missing.
- The new porch design should be based on historical, pictorial or physical evidence or should be a new design which is compatible to the character of the historic residence in proportion, scale, size, materials, and detailing.
- When historic information is not known for replacement porches, such things as floor dimensions, height, roof pitch and overhang should be consistent with the historic features of the block. *distinct.*
- ✗ A new porch or deck should be constructed out of view of the public right of way on a secondary façade unless there is evidence that a previously existing/original historical porch existed on the primary façade.
- ? { Materials used as framing or supports for screen or glass should follow the horizontal and vertical lines of the original porch design as closely as possible.

Not Recommended:

- ✗ Removal, covering or alteration of historic or architecturally significant porches, stoops, elements or ornamentation.
- ✗ Replacement of original materials, design or architectural features of porches and steps (balusters, structural posts, columns, hand rails, brackets and porch roof detailing) with incompatible and inappropriate designs or materials.
- ✗ Enclosure of porches when located on a front façade or when visible from the public right-of-way.
- ✗ If enclosing a porch is necessary, it should remain open in character with a maximum amount of glass or screenwire material and a minimum amount of solid areas.
- ✗ Alteration of the appearance, shape, materials or slope of the historic porch roof.
- ✓ Creation of a false historic appearance by use of elements or ornaments which are not characteristic of the historic residence.
- ✗ Addition of porches, unless there is pictorial documentation or physical evidence of a historic porch. *or it is a common feature for the architectural style of the house.*
- ✗ A replacement porch should not create a false historic appearance and should not be incompatible with either its home or surrounding homes in size, scale, and material.

Design Guidelines for Rehabilitation of Existing Structures: Siding

Recommended:

- Wood siding, stucco or brick should be maintained in good condition.
- Causes of damage or deterioration should be identified and steps taken to protect and maintain the siding, including the provision of proper drainage, treatment of areas that have water penetration, and maintenance of protective exterior paint surfaces.
- Damaged siding and features should be repaired rather than replaced. When replacement becomes necessary, use in-kind materials, so that the scale, design, texture, composition, thickness, width and appearance of the replacement is compatible with the existing structure.
- Recognized preservation methods should be used. See the appendix for a listing of National Park Service Preservation Briefs.
- Rehabilitation should be conducted with in-kind materials.

why not allow certain weather proof options?

Not Recommended:

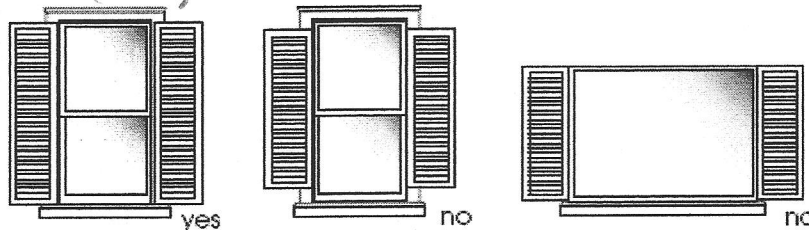
- Removal, coverage, damage, or radical alteration of historic siding materials, features or ornamentation.
- Paint removal which reveals bare materials without justification, such as excessive deterioration of the paint surface.
- Inappropriate materials for the repair or replacement of siding including wood boards or shingles of different shapes, sizes or texture than the existing historic materials; masonry; metal siding; and vinyl.
- Creation of a false historic appearance by attempting to make a residence appear older or newer than it actually is.
- Duplicating features from similar residences that have been insensitively altered or replaced.

Design Guidelines for Rehabilitation of Existing Structures: Windows

Not Recommended:

- When replacing a window, flat or fake muntins ("snap-ins") are not appropriate.
- Tinted, mirrored glazing and plexiglass are not appropriate.
- Windows should not be lowered, raised, changed in size, or undergo any other similar alterations. Architecturally inappropriate windows and window details should not be added.
- New window openings should not be placed on a primary façade or front dormer.
- Windows should not be covered or blocked-in, either partially or completely.
- New shutters should not be installed if they are clearly out of keeping with a building's character. Shutters should not be added to windows that did not historically have shutters.
- Vinyl, aluminum, and other similar shutter materials are not appropriate.
- Shutters should not cover, damage, obscure, or dominate the historic building or its material and details.

allow PVC & stainless steel?
aluminum OK?



Examples of proper and improper shutter installation

Through-window air conditioning units are not appropriate on front and or primary facades.

****Note:** A Certificate of Appropriateness is not required for the replacement of historic windows with like kind. [Article 7-8-9-050 (D)(3)(i)]

9.0 Design Guidelines for Additions

Neighborhood Character

Character refers to those visual and physical features that constitute the appearance of a historic building. Character-defining features include the overall form of the structure, its construction materials and craftsmanship, and its decorative detailing and ornamentation. The rhythm and shape of window and door openings also contribute to the overall character of a structure. The structure's setting, including its orientation and setback from the street, the spacing between it and adjacent structures, and landscaping details such as fencing, planting and entrance walks, are also character-defining features. Climate, construction technology, local traditions, and economic factors often led to the construction of neighborhoods with buildings of similar character. This similarity in historic neighborhoods creates rhythm and harmony along the street and adds to the overall aesthetic appeal of the area. Additions that do not respect the existing character diminish the integrity of the historic neighborhood.

Principle of Compatibility for Additions

Additions to historic structures are sometimes necessary to accommodate contemporary use, but they can also endanger the historic character of an existing structure and the surrounding neighborhood. Designs for an addition should be sensitive to the character of the historic structure to which it is being attached by being compatible, but should be distinct enough to be distinguishable from the original building. *delete?*

Compatibility, without exact duplication, ensures that the evolution of the building can be seen, and that the addition does not create a false sense of the building's history. Additions should be a product of their own time representing current technology and architectural tastes. However, a new addition should be compatible to the massing, scale, materials, fenestration, roof form, and other character-defining elements of the existing structure to which the addition is being made.

Additions should never be made to the primary façade of an existing structure. Ideally, an addition should be placed at the rear of an existing building. If placed on the side of a structure, an addition should be set back from the primary façade to have less of a visual impact on the original form of building. Adjacent structures should be considered when deciding the location of an addition. *explain more*

Design Guidelines for Additions:

9.1 Design Elements

Design elements are important features of new additions to historic buildings. They contribute a great deal to the character of a structure, and therefore should be added with care. As part of a new addition, it is important that design elements are compatible with the rest of the building and its existing design elements.

Church-Cherokee Streets Historic District

- Design elements in the Church-Cherokee Streets Historic District are varied in terms of their placement and materials.
- Decorative wall cladding, such as shingles, and elaborate door and window surrounds are common in the district.
- Architectural components have often been made decorative in some manner. This was particularly common on the Queen Anne Style houses that dominate the district.

✓ Recommended:

- Design elements on additions to historic buildings should be complementary to the historic structure in order to preserve its traditional character.
- The character of design elements should be altered slightly from the traditional design to differentiate the new addition from the original historic structure.

Not Recommended:

- Design elements on additions to historic buildings should not be added or altered in a manner that would make them appear to be historic in nature.
- An example of this practice would be the distressing of a painted or masonry element to falsely add the patina of age.

Design Guidelines for Additions:

9.2 Doors

Doorways have been prominent design features throughout most of architectural history. They often reflect the age and style of a building. The addition of an inappropriate doorway can vastly alter the character of the historic structure itself. The importance of doorways to the integrity of a historic structure should make clear the necessity to follow the precedent set by the historic doors as closely as possible in terms of style and materials.

Church-Cherokee Streets Historic District

- Historic doors in the Church-Cherokee Streets Historic District were generally constructed from wood and glass.
- Historic hardware was metallic, and wooden doors were either painted or left unfinished.

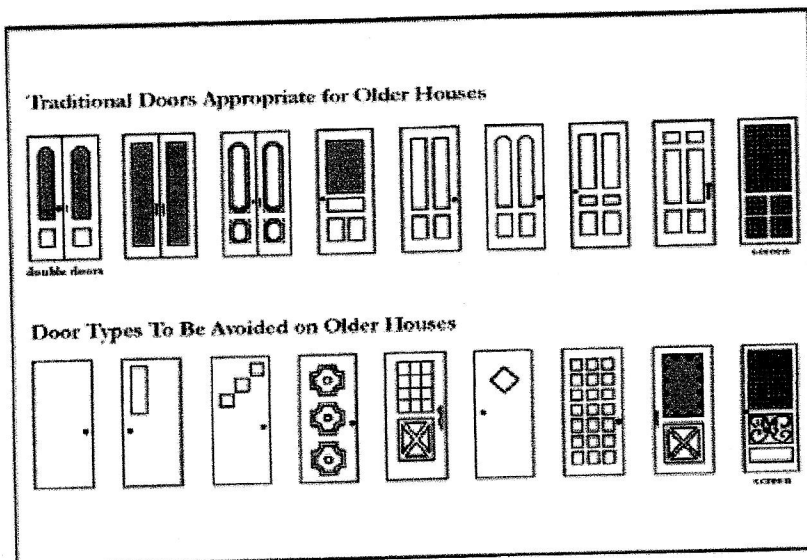
Recommended:

- Maintain the traditional solid-to-void ratio as applies to doors on all additions to historic buildings.
- Doors on additions shall have a similar size doorway as the original doorways on the home.
- Door surrounds on additions should be kept simple, so as not to detract from the principal doorway on the main façade.
- The design of doorways on additions to historic buildings may be used to differentiate the addition from the original historic structure.
- While maintaining a design complementary to the historic character of the structure, the fenestration, paneling, or door surround may be altered to differentiate the new addition.

Not Recommended:

- Drastically changing doors on home additions in terms of material in such a way that they would detract from the overall character of the structure.

NOTE:
Provides
latitude!



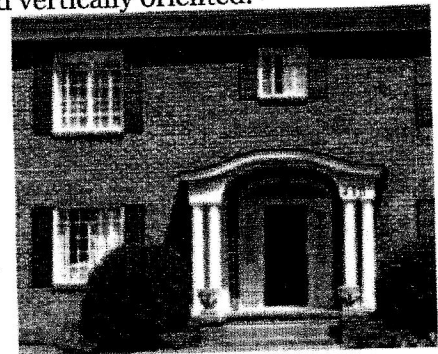
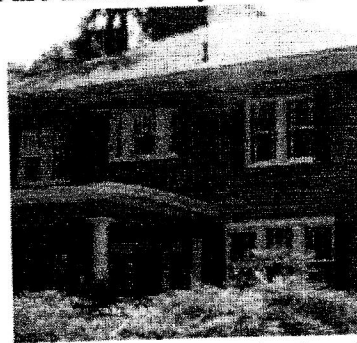
Design Guidelines for Additions:

9.3 Fenestration

Fenestration is the pattern and overall proportion of window and door openings on a structure. The scale, shape and symmetry of windows and doors help define the character of a structure. Fenestration reflects historic periods and methods of construction. The repetition of these patterns is important to ensure a visually compatible addition to a historic structure.

Church-Cherokee Streets Historic District

- Many of the historic buildings in Church-Cherokee are based on a specific architectural style making the placement, style, shape, size, and material of windows and doors important to the building's character.
- Decorative features such as transoms, sidelights, and shutters are typical.
- Door and window openings are traditionally rectangular and vertically oriented.



Typical fenestration patterns in the Church-Cherokee Streets Historic District.

Recommended:

- The solid-to-void ratio, meaning the ratio of wall space to openings for windows and doors, should be similar to that of the historic building.
- Windows should be different in design and detailing to distinguish the addition from the historic building. This should be done while still keeping the design and detailing compatible with the historic building.

Not Recommended:

- An addition's windows should not overwhelm or distract from the historic building or its fenestration.
- An addition's windows should not replicate exactly those in the historic building so that one cannot distinguish between what is new and what is historic.



Center structure reflects fenestration of adjacent houses

Center structure fenestration is not compatible with adjacent houses

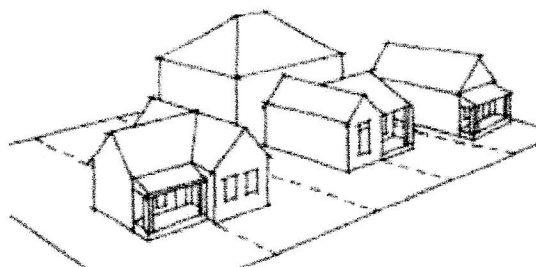
Design Guidelines for Additions: Massing and Scale

Recommended:

- An addition should be distinguishable from the original form of the historic structure, but should be visually sympathetic to the overall character of the historic building.
- An addition should be subordinate to the historic structure in scale.
- Ideally, an addition should be placed at the rear of a historic structure. If placed on the side of a historic structure, an addition should be set back from the primary façade to have less of a visual impact on the original form.
- An addition should be designed and constructed so that the basic form of the historic structure would remain intact if the addition were ever removed.
- The shape, pitch, and complexity of the roof of a new addition should be compatible with the roof of the historic structure. Gabled and shed roofs are typically appropriate.
- New roof elements such as chimneys, dormers and roof vents should be compatible with the overall design of the historic structure and should be located to have the least visual impact on the principal façade.

Not Recommended:

- An addition should never be built on the front façade.
- The mass and scale of the addition should never overwhelm the historic structure.
- Additions that increase the height of the existing historic structure, or "pop-tops," are inappropriate.
- ✓ ▪ Additions should not alter the footprint of the building so drastically as to completely obscure the original form, particularly in the case of smaller historic residences.
- ✓ ▪ New additions should not incorporate roof shapes and elements incompatible with the existing structure. Flat roofs are inappropriate.



The scale of this rear addition is inappropriate

Design Guidelines for Additions:

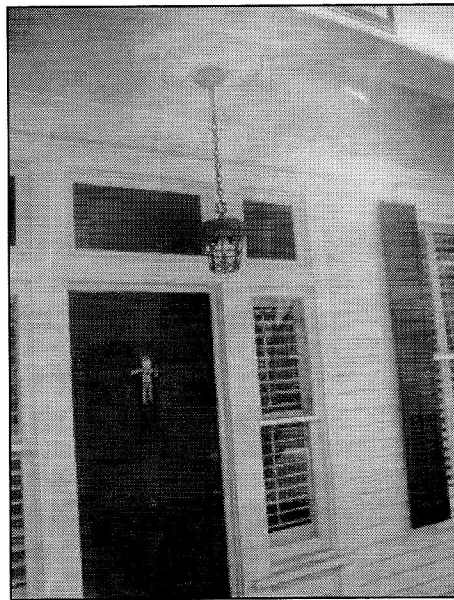
9.7 Outdoor Lighting

Design guidelines for the addition of outdoor lighting are similar to those for rehabilitation of existing structures. Lighting fixtures should be compatible with the architectural style of the property. A well-chosen light fixture can enhance a historic property, while a poorly chosen light fixture can do quite the opposite. Outdoor lighting should provide sufficient illumination while not casting a glare on the property, the public right of way or other surrounding properties. Lighting should provide security and enhance the beauty of the property. The goal is to provide subtle illumination with minimal visual impact from the lighting fixtures. Every attempt should be made to maintain the traditional community aesthetic in order to maintain its historic integrity.

*alternative "compatible with" and
"not detract from"*

Recommended:

- Lighting should accentuate architectural features.
- Simple fixtures that complement the architecture should be used.
- New lighting should be similar to that of the surrounding historic architecture.



Simple lighting fixtures will not detract from historical details.

Design Guidelines for Additions:

9.8 Porches

Porches are often the focal point of a historic structure, particularly when located on the primary elevation. Because of their decoration and articulation, they help define the style and overall historic character of a building. In the South, porches were necessary because of the warm climate. Additionally, they served as a social gathering place. This transitional area between the interior and exterior of the residence provides a protective place to sit outdoors. Porches also provide shading for the front of a structure and help reduce solar gain and air conditioning loads. A graceful porch welcomes the passerby and introduces them to a home. Porches are distinctive features that add character to both the houses and the historic district in which they are located. Porch additions should harmonize with the character of the neighborhood and be compatible with existing structures.

Church-Cherokee Streets Historic District

- Prominent, open porches are common on the facades of homes in the Church-Cherokee Streets Historic District.
- Where deep setbacks and larger scale structures are common, porches are typically one story and often cover the full width of the façade.
- Porch supports include square columns on masonry piers or classical columns with Doric or Ionic capitals.
- On Seminole and Freyer Drives, porches are considerably smaller and have a narrower set back. Porch styles differ with house style.
- Balusters are common. Wood is the principal material for porches.

Recommended:

- The addition of a porch on the primary façade is acceptable if there is historical documentation and physical evidence of a previously existing porch in that location.
- When considering a new porch on an existing residence, the design should be similar to those seen historically and be compatible with the existing porches on the block face.
- The addition of a new porch or deck is acceptable if it is constructed out of view of the public right of way on the rear façade if no historical documentation or physical evidence substantiates the construction of one on the primary façade.
- Rear façade porch or deck additions should be compatible with the traditional scale, proportion and rhythm of historic porches on surrounding structures, respecting the size, height, width (including roof pitch and overhang) and material of similar structures.

Not Recommended:

- A porch addition should not create a false historic appearance (should not appear to be a historic reproduction or replica too imitative of a historic style) so that it is possible to distinguish the original structure from the new addition.
- Porch and deck additions should not overwhelm the primary structure; the design and materials should blend and not contrast with the original structure, and be similar to those used on surrounding structures in the district.

** unless consistent with the architectural style of the house*

10.0 Design Guidelines for New Construction

Character refers to those visual and physical features that constitute the appearance of a historic building. Character-defining features include the overall form of the structure, its construction materials and craftsmanship, and its decorative detailing and ornamentation. The rhythm and shape of window and door openings also contribute to the overall character of a structure. The structure's setting, including its orientation and setback from the street, the spacing between it and adjacent structures and landscaping details such as fencing, planting and entrance walks are also character-defining features. Often climate, construction technology, local traditions, and economic factors led to the construction of neighborhoods with buildings of similar character. This similarity in historic neighborhoods often creates rhythm and harmony along the street and adds to the overall aesthetic appeal of the area. New construction projects that do not respect this character diminish the integrity of the historic area.

New Construction

New construction includes the construction of any accessory structure, such as a garage, car port or storage shed where a principal structure already exists. Infill construction is defined as an entirely new principal or accessory building constructed on a vacant lot within a neighborhood. While creative designs are encouraged, it is equally important that new construction and infill respect the established character of the neighborhood. Attention to character-defining elements such as massing and scale, orientation, setback, building materials, and patterns of window and door openings encourages the design of buildings that are clearly new, yet do not disrupt the continuity of the historic district.

Principle of Compatibility of New Construction

The general pattern of measurable architectural elements within the Kennesaw Avenue Historic District, including setbacks, scale, and proportion, are well defined by the established built environment. When considering the compatibility of new projects it is appropriate to first consider elements and proportions of historic buildings on either side of an infill project. It is also appropriate to consider the elements and proportions of structures within the larger context of a new building's block face, generally defined as those structures that share the same side of a street and are located between intersecting streets. When determining context and compatibility, only those structures that are historic should be considered, and quantifiable design elements, including setbacks, scale, and proportions, should be within ten percent of the established extremes of measurement within a given block face. In other words, new construction should be contemporary but compatible. New buildings should be representative of the period of their own construction, but they should not detract from the environment in which they are constructed.

delete?

Attempts to merge contradictory concepts
Vague and subjective, every person
could have a different opinion.

Design Guidelines for New Construction:

10.1 Design Elements

Design elements on new construction greatly contribute to the character of the building. It is therefore very important that any design elements on new construction reflect the size, scale, and style of design elements on surrounding historic buildings. The goal is compatibility with, not replication of, historic design elements.

Church-Cherokee Streets Historic District

- Design elements in the Church-Cherokee Streets Historic District are varied in terms of their placement and materials.
- Decorative wall cladding, such as shingles, and elaborate door and window surrounds are common in the district.
- Architectural components have often been made decorative in some manner. This was particularly common on the Queen Anne Style houses that dominate the district.

Recommended:

- Design elements on new construction in a historic district should not replicate design elements on original historic structures. *delete*
- Design elements on new construction in a historic district may be modern interpretations of traditional design elements found in the historic district. *what does this mean in practical terms?*

Not Recommended:

- Design elements on new construction in a historic district should not be altered in a manner that would make them appear to be historic in nature.
- An example of this practice would be the distressing of a painted or masonry element to falsely add the appearance of age.

Design Guidelines for New Construction:

10.3 Driveways

The Church-Cherokee Streets historic district was developed in the early days of the automobile, and many houses have relatively narrow driveways. In some cases driveways are shared between two houses. The oldest houses had carriage houses in the rear, and these have often been converted to garages.

Preservation of the configuration and materials of historic driveways, ^{reasonably} where possible, is important in preserving the overall character of the historic district. The insertion of driveways, front parking areas, and curb cuts is generally inconsistent with the character of the district, but the use of appropriate paving materials, and the size and placement of driveways can help reinforce the character of the district and minimize negative impact.

Recommended:

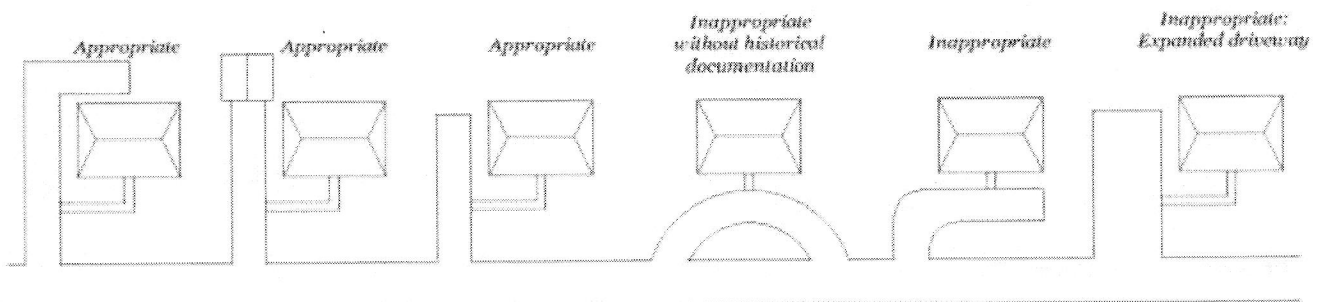
- Unless evidence of historical documentation indicates otherwise, driveways should be placed at the side, and preferably, extend to the rear of the residence where parking should be located as unobtrusively as possible.
- Driveways should be compatible with existing driveways in spacing, width and configuration. They should be introduced in locations where there is minimum alteration necessary to historic site features, such as landscaping, walkways, and retaining walls.
- Designs should be discreet and conservative in the amount of open space converted to paving for driveways.
- Landscaping should be integrated with the driveway surface area to minimize the visual impact and to buffer/shield the view of parked vehicles from the street.
- All new parking areas should be screened from adjoining properties with appropriate fencing or shrubbery. Incorporate existing mature trees into new parking areas whenever possible, and introduce new trees to maintain the tree canopy.



Design Guidelines for New Construction: Driveways

Not Recommended:

- Semi-circular driveways with two entry points on the front of the lot (in front of the primary façade) should not be installed. These are inappropriate unless historically documented. *delete?*
- Curbs and sidewalks should not be damaged or interrupted by the installation of driveways.
- The view of the primary façade from the public right-of-way should not be dominated by parked vehicles.
- New driveways or parking areas should not directly abut the principal structure.



Design Guidelines for New Construction:

10.6 Fenestration

Fenestration is the pattern and overall proportion of window and door openings on a structure. The scale, shape and symmetry of windows and doors help define the character of a structure. Fenestration reflects historic periods and methods of construction. Therefore, structures within the same block face usually share similar patterns. The continued repetition of these patterns is important to ensure the visual continuity and overall aesthetic appeal of the block face.

Church-Cherokee Streets Historic District

- Decorative features such as transoms, sidelights, and shutters are typical.
- Door and window openings are traditionally rectangular and vertically oriented.

Recommended:

- New buildings should reference the historic use of windows and doors on the block face.
- New buildings should balance the solid-to-void ratio with that of historic buildings on the block face.
- New buildings should use window and door designs that are compatible with both the historic buildings of the block face and the contemporary design of the new building.

Not Recommended:

- New buildings should not replicate historic windows and doors so that one cannot distinguish between what is new and what is historic.



The style and spacing of the windows on the new construction project on the right are not compatible with the existing historic structures.

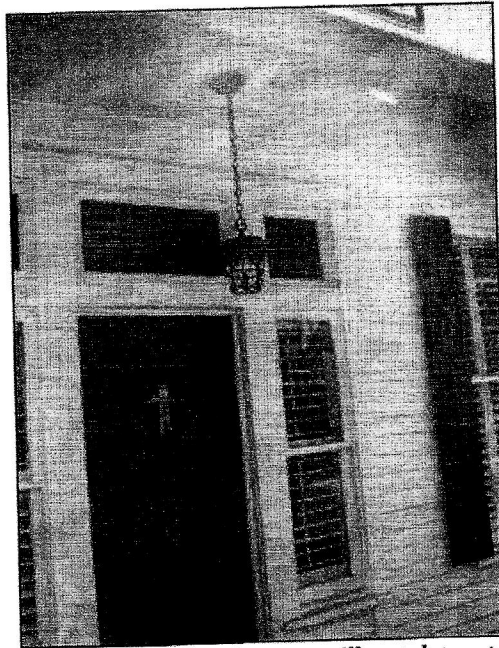
Design Guidelines for New Construction:

10.12 Outdoor Lighting

Outdoor lighting with new construction should be compatible with the historic property type. Just as a newly constructed house in the historic district should fit within the aesthetic of the surrounding community, so should the lighting fit with the properties to which they are being added. The lighting should provide security while also illuminating the property. The emphasis should be on the property itself and not on the lighting fixtures. To do this, careful attention to detail should be taken when installing and utilizing outdoor lighting. Too much light can overwhelm the property and possibly cast unwanted light on neighboring properties and public rights of way. Maximum effect and minimal visual impact is the goal of successful lighting.

Recommended:

- Lighting should accentuate architectural features.
- Simple fixtures should be used that blend with the architecture.
- New lighting should be similar to that of the surrounding historic architecture.



Simple lighting fixtures will not detract from historical details.

delete?

Design Guidelines for New Construction:

10.13 Porches

Porches are often the focal point of a historic structure, particularly when located on the primary elevation. Because of their decoration and articulation, they help define the style and overall historic character of a building. In the South, porches were necessary because of the warm climate. Additionally, they served as a social gathering place. This transitional area between the interior and exterior of the residence provides a protective place to sit outdoors. Porches also provide shading for the front of a structure and help reduce solar gain and air conditioning loads. A graceful porch welcomes the passerby and introduces them to a home. Porches are a distinctive feature that adds character to both the house and the historic district in which it is located. Since they are characteristic of the two districts addressed by these guidelines, they should be incorporated into new building design and construction. However, it is important that they harmonize with the character of the neighborhood and be compatible with existing structures.

Church-Cherokee Streets Historic District

- Prominent, open porches are common on the facades of homes in the Church-Cherokee Streets Historic District.
- Where deep setbacks and larger scale structures are common, porches are typically one-story and often cover the full width of the façade.
- Porch supports include square columns on masonry piers or classical columns with Doric or Ionic capitals.
- On Seminole and Freyer Drives, porches are considerably smaller and have a narrower set back. Porch styles differ with house style.
- Balusters are common. Wood is the principal material for porches.

Recommended:

- New construction that incorporates a porch into the design should respect the pattern of porches in the historic district, particularly on the blockface and not introduce new styles or decorative elements that are not found in the district.
- New porches should be compatible with the traditional scale, proportion and rhythm of historic porches on surrounding structures, respecting the size, height, width (including roof pitch and overhang) and material of structures of similar residences.
- Porches on new residences should utilize exterior materials common to the porches prevalent on other residences in the district/on the blockface.

Not Recommended:

- Porches dissimilar in character, design, form, detail and materials to those found on neighboring houses of similar character are inappropriate. ←

unless consistent with the architectural style of the house.

13.3 Marietta Historic Preservation Ordinance

Please refer to ARTICLE 7-8-9, Historic Preservation Ordinance

13.4 U. S. Secretary of Interior Standards for Rehabilitation

The U. S. Department of the Interior, charged by the Historic Preservation Act of 1966 with the oversight of Federal historic preservation initiatives, developed the Secretary of Interior Standards for Rehabilitation (Department of Interior regulations, 36 CFR 67) that have come to represent an overarching philosophy for the preservation and rehabilitation of historic properties nationwide. The Federal guidelines are specific, but not rigid. They do not discourage creativity in design, but they assist in the long-term preservation of a property's significance through the preservation of historic materials and features. Moreover, the Secretary of Interior Standards for Rehabilitation should be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility. The U. S. Secretary of Interior Standards for Rehabilitation are:

1. A property shall be used for its historic purpose or be placed in a new use that requires minimal change to the defining characteristics of the building and its site and environment.
2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided.
3. Each property shall be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or architectural elements from other buildings, shall not be undertaken.
4. Most properties change over time; those changes that have acquired historic significance in their own right shall be retained and preserved.
5. Distinctive features, finishes, and construction techniques or examples of craftsmanship that characterize a property shall be preserved.
6. Deteriorated historic features shall be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature shall match the old in design, color, texture, and other visual qualities and, where possible, materials. Replacement of missing features shall be substantiated by documentary, physical, or pictorial evidence.
7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible.
8. Significant archeological resources affected by a project shall be protected and preserved. If such resources must be disturbed, mitigation measures shall be undertaken.
9. New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment.
10. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

*Bad objective. Do not include
in district design guidelines.*